



Plan Commission Minutes
October 17, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Erickson, Helgeson, Davis, Obaid, Granlund, Wolfgram, Christopherson, Johnson, Brandvold

Staff Members Present: Allen, Hufford, Wittwer, Tietz

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Erickson, Helgeson, Davis, Obaid, Granlund, Wolfgram, Christopherson, Johnson, Brandvold were present.
3. Open public comment period for items not on the agenda noted as public hearings.
None

Consent Agenda

4. Approval of October 3, 2022 minutes.
5. Final Plat and Street Vacation Approvals – For Recommendation to City Council
 - a. P-9-22 – Eau Claire Heights, County Hwy T and 20th Avenue
 - b. P-12-22 – Vine Street Addition II, W Vine Street
 - c. Street Vacation of an Alley East of Barstow Street

Motion by Christopherson to approve the consent agenda. Seconded by Helgeson and the motion carried unanimously.

Regular Agenda

6. Public Hearing – For Recommendation to City Council – Rezoning (Z-1716-22) – C-3 to C-3P and Site Plan (SP-2229) Black Avenue

Allen presented a request for rezoning and a site plan for Costco. C3P zoning allows adoption of the general development plan for the 27-acre project. The existing monopole cell tower will remain. The main building will be +160,000 sq. ft. with a free-standing fueling facility and future planned carwash. Fueling facility will have 3 islands with 18 pumping locations; future additions could add 6 more pumping locations. Three proposed driveways from Black Avenue all exceed the maximum 30 ft. width. 854 parking stalls are proposed and exceeds zoning requirements. The applicant provided a narrative to explain the need for additional parking. Black Ave does not have on-street parking. Proposed façade details were shared. The existing tree line to the south will remain as buffer to residential. Full detailed landscape plan and lighting plan will be submitted at later date. Bicycle parking is planned to be indoors and exterior bike parking is expected. Final site plan approval for the outlots will be at a later date. Conditions for approval were explained and the use is noted as consistent with Comprehensive Plan.

Questions or clarifications for staff:

Clarified parking allowed by code.

When will TIA's be available? TIA's have been received.

Clarified that some parking could be assigned to the empty parcels to be built out in the future.

Asked for clarification regarding communication with residents in the town of Seymour regarding traffic in area. Wittwer noted that those questions and concerns can be addressed with City staff.

Brent Pitcher, Civil Engineer with applicant GRAEF, answered questions and clarifications from Commissioners.

Parking ratio is 5.32 based on known historic needs for Costco locations across the country. Employee spaces for bike parking are available inside. Customers historically allowed to leave bikes inside vestibule in area well watched by employees. Outdoor bike rack will be added to site plan. Wider driveway needed to accommodate three-lane entrance/exit. This is common for Costco to accommodate customer and truck traffic. TIA has been submitted and conversations taking place with engineering. 99% of traffic anticipated to be coming from the north. No plan for ground mounted sign but may change in future when out lots are sold. Working with State and City officials on drainage plan. Questions about wages for employees. Also, about eligibility versus affordability of benefits for employees. Costco average wages, turnover, and benefit information shared with Commission. Overhead doors at front are primary entry/exit and typically open when weather allows. Costco typically exceeds code requirements for landscaping including in parking areas. Don't anticipate issues with pedestrian access requirements.

Public comment, with responses by Brent Pitcher noted:

Jody Guckenberger, 3808 Tower Dr. – What fencing will be around Costco?

Fencing dependent on site and typically when there are safety concerns. Landscaping used for screening from residential areas.

Questions about lighting in relationship to residential?

Code requirements will be followed, backside lights will be for security and on building with zero spill over from property lines.

Where will snow be piled?

Snow storage is being reviewed but likely to northwest and southeast.

Questions about elevation and run-off management.

Reviewed drainage and historic runoff. Working with City and State officials on water drainage and storm water retention pond. Rate of flow will decrease after development.

What times will trucks be coming into store.

Reviewed operation hours. Deliveries are not overnight, typically before opening. About 20 trucks a day, half semis and remaining smaller delivery trucks.

Patrick Forrest, 3812 Tower Dr.

Concerns over noise. Concerns over more cars going to Tower Dr. and disagreement with analysis. Opposed to development.

Explained regional draw of store and review of where membership base will be coming from that determined TIA.

Barb Forrest, 3812 Tower Dr.

Concerns that people from in-town will use Tower Dr. Concerns on McKinley being used for access from North Crossing. Concerns over flooding due to development, including from melting snow.

Wittwer shared the process with collaborating with other municipalities/county on access.

Motion by Christopherson to recommend approval of the rezoning and site plan with staff conditions. Seconded by Helgeson and the motion carried unanimously.

7. Public Discussion – For Recommendation to City Council – Annexation (22-6A) 3900 Old Town Hall Road

Allen presented a request for annexation of property at 3900 Old Town Hall Road. Shared area to be annexed, current zoning adjacent to property, and noted as 50.3 acres in size. There is a requirement for a conditional use permit to come later if annexed into the City. Annexation would bring the property in as commercial zoning. Comprehensive plan is consistent in area with proposal.

Questions or clarifications for staff: None

Shelly Jenkins, Executive Director, noted there is a 15,000 sq. ft. facility being built. Fire suppression requirements led to request annexation.
No questions or clarifications from Commission.

Motion by Helgeson to approve site plan with staff conditions. Seconded by Obaid and the motion carried unanimously.

8. Public Discussion – For Approval by the Plan Commission – Site Plan (SP-2230) ADI Addition 3533 White Avenue

Hufford presented a request for site plan approval for a 23,800 sq. ft. addition to the existing building. The proposed addition would be to the east and parking will be moved to the rear of the building. Discussed docks will be located on the front of the building and additional drives will be needed for access. Shared the original building will be updated to match the style of the addition. Lighting will be wall packs and within City code. Conditions for approval include screening, detailed landscaping plan, drainage plan will be approved by Engineering, approval of 35 ft. drives, and lighting requirements before occupancy permit is issued.

Questions or clarifications for staff: Asked for clarification on impact to residential areas and screening.

Residential areas will have minimal impact due to location in proximity to the property.
Landscape plan will require screening.

Christian Peterson, Cedar Falls Building Systems, shared information on the building addition including reskinning the existing building and existing trees that will remain.
No questions or clarifications from Commission.

Motion by Christopherson to approve site plan with staff conditions. Seconded by Johnson and the motion carried unanimously.

9. Future Agenda Items and Announcements
Next meeting October 31, 2022. One meeting next month, November 14, 2022.

10. Adjournment
The meeting adjourned at 8:25 p.m.



Zina Obaid, Secretary